

# FIRE PREVENTION STANDARDS

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## OBJECTIVE

To provide quick and correct service to clients in need of a certificate of release for plans for residential dwellings, duplexes, and modular homes which fall into one of the following categories:

1. Exceed 3,600 square feet in area, or
2. Are constructed where no public water is available, or
3. Have the furthest point of the habitable structure more than 150 feet from a public paved road, or
4. Undergo an alteration/addition that results in an increase in area of 50 percent or more, and the final total area is over 3,600 square feet.

## DEFINITIONS

1. Access Roadway: A public or private road or driveway providing emergency vehicle access to within 150 feet of the furthest point of a structure including approved turning radii.
2. Private Road: An access roadway serving two or more dwellings.
3. Private Driveway: An access roadway running from a public or private road to the dwelling
4. Roadway Width: The distance between the required edges of pavement or prepared access roadway.
5. Applicant Education Review: A discussion with the applicant clarifying and reviewing the BID construction booklet items as they apply to applicant's project, related FPB time lines and the consequences of non-compliance with requirements.

## PROCEDURE

1. Plans will be submitted to the plan check intake clerk with the following:
    - A. Remittance of plan review fee to be paid at the time of submittal. There is NO over-the-Counter fee in addition to the Certificate of Release fee.
    - B. Completion of the plan review application
    - C. Plans are to include two (2) copies of the floor plans and site (plot) plans.
    - D. An Applicant Education Review (over-the-counter) shall be conducted on all submittals by the Inspector of Day.
    - E. The Inspector of Day shall notify the area supervisor of all COR applications and over-the-counter approvals by e-mail.
    - F. A Certificate of Release will be issued when:
      1. The conditional categories in the "Objectives" (Item I. above) do not apply to the project,
      2. All required fire prevention items in this policy have been addressed,
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3. The owner submits a contract from a fire sprinkler contractor or submits a signed "Promise to Install" [fire sprinklers] letter. This applies when fire sprinklers are the only requirement to receive the Certificate of Release or if they are required by some other ordinance or code.

**NOTE:** A promise to install letter is located in [..\Plan Review\Plan Review Letters\PROMISE TO INSTALL.doc](#)

4. Fire hydrants providing the required fire flow shall be installed prior to combustible construction. It is not the intent to hold up the Certificate of Release until the fire hydrant is installed; see Item IV.1.A.1.c below.
- G. The Inspector of Day will notify the fire inspector assigned at B.I.D. to place a hold on the B.I.D. framing inspection if fire sprinklers are required or a propane tank exceeding 125 gallons water capacity is to be installed. The intent is to have the fire sprinklers installed and the propane tank site approved on the site plan before releasing the framing inspection.
- H. Plans not approved over-the-counter will be routed to the area inspector through the area supervisor.
- I. The area inspector will:
  1. Pull any existing files to review Conditions of Approval
  2. Review the plans within 10 business days of submittal, if not approved.
  3. Schedule a meeting with the applicant to clarify any questions on the plans and to review, in detail, the requirements for the project. (The inspector may do this over-the-counter by appointment, charging the appropriate OTC fee.)

The following standard requirements shall be applied:

1. The Inspector of Day (or Area Inspector) will determine the following:
  - A. Availability and Required Fire Flow
    1. Public Water
      - a. Required "fire flow" shall be required as calculated and applied in accordance with UFC Appendix Table A-III-A-1.
      - b. A fire hydrant shall be available within 250 feet of the end of the "Access Roadway."
      - c. Fire hydrants providing the required fire flow shall be installed prior to combustible construction. A Certificate of Release may be issued if the applicant supplies:
        1. a copy of the receipt for water district fees, and
        2. a copy of the contract to install the fire hydrant with an approved underground contractor.

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- d. If the required “fire flow” is not available in the public water supply, a residential fire sprinkler system shall be installed.

The fire sprinkler system shall be installed by a C-16 licensed contractor or owner/builder per National Fire Protection Association (NFPA) Pamphlet 13D and Sacramento Metropolitan Fire District Standard 442.501. The contractor shall submit 4 sets of design plans with calculations for review and approval prior to installation.

Properly approved and installed residential fire sprinklers will mitigate the “fire flow” requirement.

2. Water From Private Well:

- a. The applicant shall provide written verification from a well contractor or Civil Engineer that the well shall provide the minimum demand for the fire sprinkler system plus 125 gallons for domestic use for a minimum of 10 minutes, any time of the year, for an indefinite period of time. This information shall be submitted with the fire sprinkler drawings.
- b. If 2.a above cannot be provided, then an approved on-site water supply is required that shall be installed per the attached diagram or other fire district approved method.
- i. All parts must meet the approval of the Sacramento County Building Inspection Department for residential potable water plumbing use.
- ii. The secondary pump must be able to supply the minimum pressure and volume for the fire sprinkler system as specified in the fire sprinkler calculations.
- iii. Manufacturers specifications for the atmospheric tank and the booster pump shall be submitted and approved with the fire sprinkler drawings.

B. Access

**NOTE:** Access requirements are provided in more detail in the Fire Prevention Standard – Fire Apparatus Access Roads No. 444.302

1. Approved site plans showing access design are required prior to issuing the Certificate of Release. It shall be shown to scale.
2. Access Length:
- a. The “access roadway” shall extend to within 150 feet of any portion of the exterior wall as measured by an approved route around the exterior of the building.
- b. If the required length cannot be provided after arriving at the garage, a residential fire sprinkler system may be installed to mitigate the requirement.
3. Access Dimensions:
- a. A minimum of 20 feet clear width is required for “access roadways” serving single-family dwellings.

Exception: The required clear width may be reduced to a minimum of 16 feet for access roadways serving only 1 or 2 single-family dwellings. It may not be reduced to the last two dwellings on road serving more than two dwellings.

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- b. Minimum turning radii for single-family dwellings shall be 22 feet inside and 40 feet outside.
  - c. When the “access roadway” length exceeds 150 feet from the public road, an approved fire apparatus turn around shall be provided. The fire apparatus turn around shall conform to any of the designs shown on Sacramento Metropolitan Fire District Standard 444.302. The intent is for the turnaround to be located at the end of this access roadway.
  - d. Any reduction in required road width will effect the District’s standard turn around templates. Thus any turnarounds on access roadways with reduced widths will require the turnarounds to be individually engineered with plans submitted for approval.
  - e. When the **entire** “access roadway” or “driveway” width cannot be provided, a residential fire sprinkler system shall be installed to mitigate the required access.
  - f. A Supervisor shall approve any exception to the required width.
  - g. Access roadways less than 12 feet in width shall have the approval the Fire Marshal.
  - h. 13.5 feet vertical clearance shall be provided. Any exception shall have the approval of the Fire Marshal.
4. Construction Access Surface:
- a. 4 inches of compacted road base material over the finished grade is required to provide adequate access to the dwelling for emergency services. See the BID pamphlet “Dwelling Construction Requirements” helpful hint number 4.
  - b. New road base material is required prior to any construction.
- Exception: When approved, new road base material is not required over existing roadways until finished surfacing or unless it is required in order to widen the roadway to the **approved** width.
5. Finished Access Surface:
- a. All parcels zoned as “Residential” (RD) shall be provided with a finished surface of pavement consisting of 2 inches of asphaltic concrete (AC) over 6 inches of aggregate base (AB) or the equivalent in “all” concrete or approved comparable surface. This includes existing gravel roadways.
  - b. All parcels zoned as “Agricultural/Residential (AR) -10 Acres or less” shall be provided with a dust free surface such as “Chip Seal.”
  - c. All parcels zoned, as “Agricultural” (AG) shall be provided with a minimum of 4” of compacted aggregate base rock (AB).
  - d. Where the length of the “access roadway” exceeds 600 feet, the chief may allow exceptions to the surface treatment on an individual basis.
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6. Fire Lane Identification:

Fire lane identification shall be as specified in the Sacramento Metropolitan Fire Prevention Standard 444.302 – Fire Apparatus Access Roads. No pavement markings will be allowed. Either curbs shall be provided and marked or signs shall be used.

Exception: “Access Roadways/Driveways” serving one dwelling.

C. Address

Approved address numbers shall be provided for all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

1. Provide minimum 4” numbers on the building for distances less than 50 feet from the property line. Provide 6” numbers for distances greater than 50 feet.
2. On new buildings they shall be visible and illuminated at night.
3. In addition, if there is an un-named private road with addresses for the public street where the road starts, a 4”X4”X 8’ sign post shall be installed at the entrance. Separate addresses for each home that it serves shall be shown on a metal sign. The numbers shall be in contrasting color to the background. Brass numbers shall not be used. The numbers shall be visible from both directions of approach, if applicable, for a distance of 100 feet.
4. Private road names shall be provided on a Sacramento County approved road sign prior to construction.

D. LPG

1. If a propane tank is to be installed, it must be shown on the site plan and approved prior to the B.I.D. framing inspection.
2. If a propane tank is to be installed in the Rancho Murieta Home Owners Association jurisdiction it shall have the approval stamp of the R.M. Architectural Review Committee, prior to Fire District approval.
5. If fire sprinklers are required, a copy of the fire sprinkler drawings must be received within 3 weeks of the Certificate of Release being issued and installed before the fire district will approve the frame inspection. During the Applicant Education review the Inspector of Day will inform the applicant that it requires about three weeks for fire sprinkler drawings to be reviewed and approved after they are submitted to District.
6. The Certificate of Release shall be filled out in the Plan Review Database. (Signatures are not required in the database.) One copy shall be printed and signed by the applicant and the inspector. Four copies shall be made: two for the applicant and one for the Bureau file and one for the hard copy binder.

**NOTE:** The Certificate of Release form is located in the Plan Review database. See Attachment A.

7. A Construction Card shall be issued if any inspections are required. A photocopy shall be kept for the file. Not all “Certificates of Release” require a construction card.
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8. Items to be inspected and completed at time of "Frame Inspection" shall include:
  - a. Street sign and temporary address numbers at the house,
    1. And if required, permanent address numbers at the roadway entrance.
    2. Access roadway is installed as described on the Certificate of Release and approved drawings.
  - b. If required, the fire hydrant is installed and operational.
  - c. The well information certification letter from well driller or approved Civil Engineer has been received.
  - d. An inspection and flush of the private water supply system
  - e. Test of the water supply system from the well head to the bottom of the riser
  - f. Hydrostatic test and inspection of the fire sprinkler system
  - g. Check to see that LPG tank site plan has been approved.
  - h. Sign-off items on Construction Card or leave a correction notice.

This Certificate of Release, Residential document includes the following attachments:

- a. Certificate of Release Database and Form
- b. Sample Plan Review on Anywhere Drive (Available with hard copy in Standards Binder)
- c. Private water supply system diagram (Available with hard copy in Standards Binder)

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Mike Dobson, Fire Marshal

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ATTACHMENT A:

## **Certificate of Release Database and Form**

The Certificate of Release Form is located in Fpb/Database/Plan Review/Certificate of Release under the FORMS tab. When it opens, you will be looking at the information contained on the first line of the database table called "Certificate of Release." All forms in Microsoft Access are created from database tables. Do not use this first appearing form. You must go to a blank form by clicking on the symbol >\*. (the > is actually a filled in triangle). Once you are at a blank form, you may begin filling it in.

When you are ready to print the form, do not use the print icon in the tool bar at the top of the page. The icon applies to the whole database and not to just the one line or form.

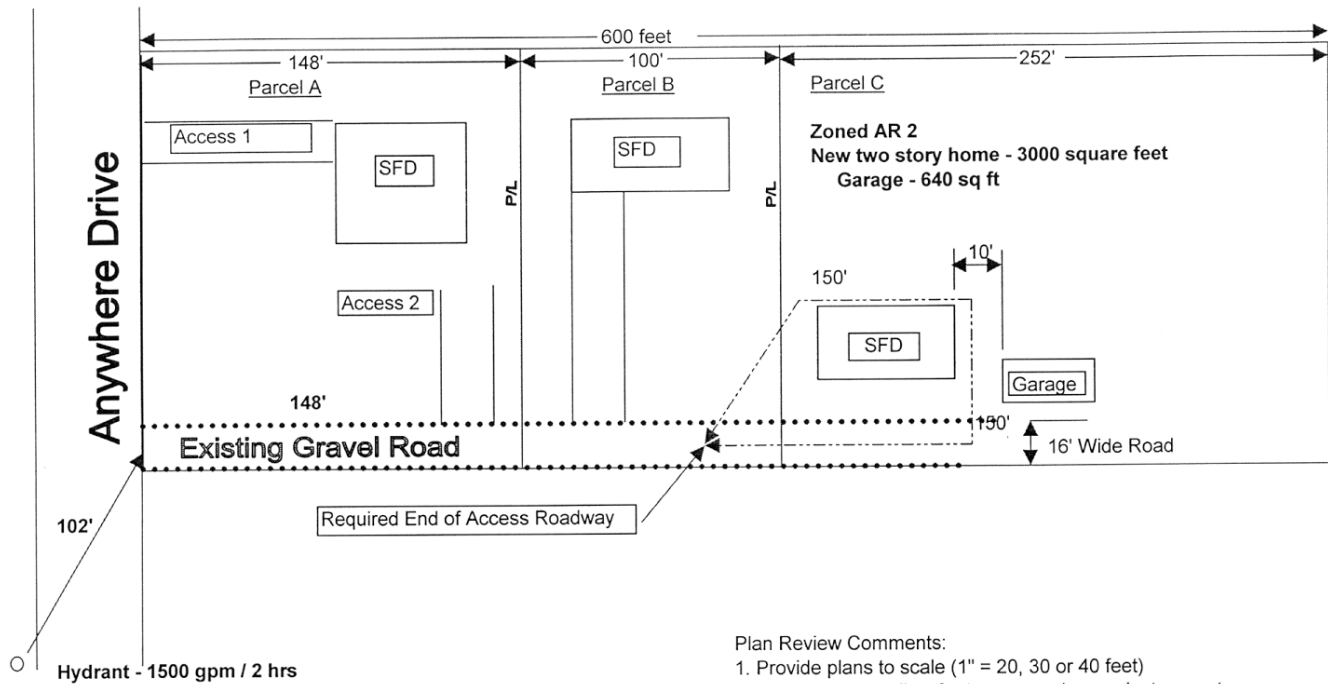
To print the form you have just filled out, go to File > Print. When the text box opens, click on the button that says, "Selected Record(s)." This will separate your page from the rest of the database forms. Then click on the "OK" button. Your form will then print on the assigned printer. Because you are automatically filling in a line in the COR Table, when you click on the X to exit the forms, your information will automatically be saved and be retrievable at a later date.

To find a previously issued form, it is easiest to open the Forms, as the above, place your cursor in the street address number box and without typing anything, go to the tool bar and click on the binoculars that represent the search function. Enter the street number and then "find first", etc.

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#### Plan Review Comments:

1. Provide plans to scale (1" = 20, 30 or 40 feet)
2. Move house to allow for turn-around on project property
3. Provide turn-around on plans to scale, as close to end as possible
4. Provide 20 feet of width for entire length
5. Provide new fire hydrant within 250 feet of end of required access road
6. May install fire sprinklers instead of new hydrant
7. Post roadway to second driveway from entry - NP-FL
8. Provide address numbers on post at entry to road
9. Provide dust free roadway surface over 4" of compacted gravel for entire length + turnaround